



## For Sale

Indicative Selling Price: \$210,000



**308/253 Franklin Street**  
Melbourne

- Secure entry and secure floor access
- Contemporary interior design, living and meals areas
- Bright and spacious balcony
- Stone benches in the kitchen and quality stainless steel appliances
- Reverse cycle split system air-conditioning
- Current rental at \$350 per week

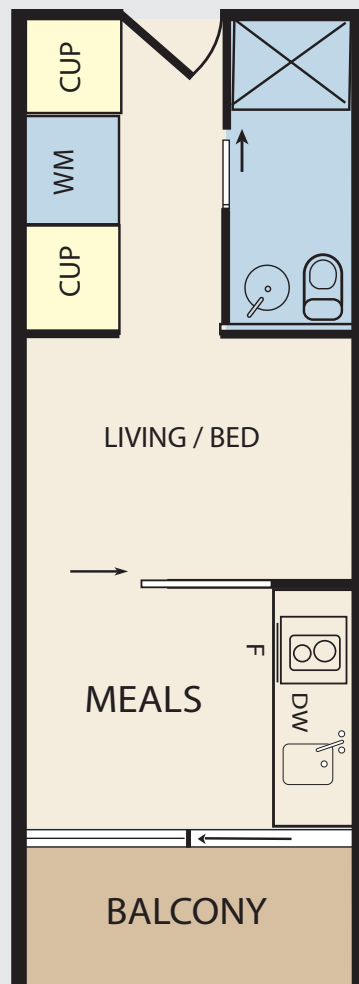


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## Super convenient and a 7%-plus investment return

Just seconds from the beautifully leafy Flagstaff Gardens and vibrant Queen Victoria Market, this stylish studio is a must-have investment gem.

Easy to access and on the third floor, other features include: secure entry and secure floor access, contemporary interior design, bright and spacious balcony, stone benches in the kitchen, quality stainless steel appliances, living and meals areas, reverse cycle split system air-conditioning and currently rented at \$350 per week

Highly sought-after by quality tenants and offering exceptional rental returns, this prime city location is a quick, effortless walk to the train, trams, Docklands, RMIT, Melbourne University, Royal Melbourne Hospital and Royal Children's Hospital.

### Property Information

*Approx.*

OC Levies: \$2,232pa

Council Rates: \$550pa

Water Rates: \$592pa

Rental Return: \$350pw

Size: 27.2sqm

### Median Sold Price

**\$352,500**

Location: Melbourne

Property Type: One bedroom

Source: RP Data

Data: December quarter 2015

### Comparable Sales

206/243-263 Franklin Street  
Melbourne

1 1 1

Sale Date: November 2016

Sale Price: \$240,000

703/243-263 Franklin Street  
Melbourne

1 1 1

Sale Date: November 2016

Sale Price: \$218,000

1402/243-263 Franklin Street  
Melbourne

1 1 1

Sale Date: December 2016

Sale Price: \$240,000

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